

# **Exhibit A**

**Tax Certificate(s)**

NO. B2012-1-358

**TAX CERTIFICATE**

(Negotiated Sale)

CUYAHOGA COUNTY  
OFFICE OF FISCAL OFFICER - 2  
PTXL 6/12/2012 10:50:10 AM

**201206120352**

This Certificate will be cancelled three years after the date of delivery pursuant to Ohio Revised Code 5721.37, unless the date is extended because of bankruptcy pursuant to O.R.C 5721.37 (A) (3)(b). In the State of Ohio, I do hereby certify that, at a negotiated sale pursuant to O.R.C 5721.33, this tax certificate for the parcel listed below was offered and sold, and the certificate was delivered on:

Thursday, May 31, 2012, in Cuyahoga County.

Parcel Owner: COPE, JASON M.		
Property address: 7449 BRIGHAM RD		
GATES MILLS, OH		
Parcel No.: 841-22-005	Delq. Tax: \$19,553.09	
Lien Year(s): 2010		
Legal description (attach additional sheets if necessary):		
FF 325.06 18.70 AC OL 38 2005 S/R UNCOMBINE		

The purchaser of this Tax Certificate or any transferee is entitled to file a notice of intent to foreclose on this parcel within three years after the purchase of this tax certificate, or by the date negotiated with the county treasurer. The parcel owner may redeem this parcel at any time before the court files its entry confirming the sale of the certificate parcel. Upon redemption, the certificate holder shall receive a payment equal to the tax certificate purchase price with the interest provided in O.R.C. 5721.30(F), 5721.33, 5721.38 or 5721.42, as applicable, over the period of time described in O.R.C. 5721.30(J) and 5721.38, plus the county treasurer's fee.

Certificate Purchaser: Woods Cove II, LLC		
Address: PO Box 7055		
Beverly Hills, CA 90212		
Phone Number: 1-800-691-9198		
Certificate Purchase Price: \$19,803.09	Negotiated Interest Rate: 18.00%	
Premium \$ 0	Discount \$ 0	Treasurer's Fee: \$250.00

Witness this Thursday, May 31, 2012

Signature: \_\_\_\_\_

Treasurer or Designee

## ENDORSEMENT OF TAX CERTIFICATE TRANSFER

I hereby transfer all my rights, title and interest in the forgoing tax certificate number \_\_\_\_\_ to

Name: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Who has produced \_\_\_\_\_ as identification.

Signature of Transferor: \_\_\_\_\_

Endorsement must be acknowledged before a notary public.

### ACKNOWLEDGMENT

State of Ohio, County of \_\_\_\_\_, I hereby certify that the foregoing tax certificate was endorsed and acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_, who is personally known to be the person described in the foregoing tax certificate or has produced \_\_\_\_\_ as identification.

Signature \_\_\_\_\_  
Notary Public Seal

My commission expires \_\_\_\_\_

## ENDORSEMENT OF TAX CERTIFICATE TRANSFER

I hereby transfer all my rights, title and interest in the forgoing tax certificate number \_\_\_\_\_ to

Name: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Who has produced \_\_\_\_\_ as identification.

Signature of Transferor: \_\_\_\_\_

Endorsement must be acknowledged before a notary public.

### ACKNOWLEDGMENT

State of Ohio, County of \_\_\_\_\_, I hereby certify that the foregoing tax certificate was endorsed and acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_, who is personally known to be the person described in the foregoing tax certificate or has produced \_\_\_\_\_ as identification.

Signature \_\_\_\_\_  
Notary Public Seal

My commission expires \_\_\_\_\_

DTE Form 121H  
Rev. 11/08  
ORC 5721.31(G)

NO. S2012-1-3328

CUYAHOGA COUNTY  
OFFICE OF FISCAL OFFICER - 2  
PTXL 9/20/2012 9:19:00 AM  
**201209200166**

## TAX CERTIFICATE

(Negotiated Sale)

This Certificate will be cancelled three years after the date of delivery pursuant to Ohio Revised Code 5721.37, unless the date is extended because of bankruptcy pursuant to O.R.C 5721.37 (A) (3)(b). In the State of Ohio, I do hereby certify that, at a negotiated sale pursuant to O.R.C 5721.33, this tax certificate for the parcel listed below was offered and sold, and the certificate was delivered on:

Friday, August 31, 2012, in Cuyahoga County.

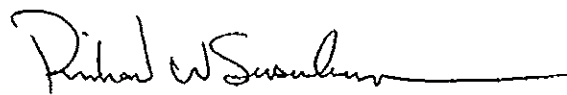
Parcel Owner:		COPE, JASON M.	
Property address:		7449 Brigham Rd	
		Gates Mills, OH 44040	
Parcel No.:	841-22-005	Delq. Tax:	\$39,518.09
Lien Year(s):		2011	
Legal description (attach additional sheets if necessary):			
FF 325.06 18.70 AC OL 38 2005 S/R			

The purchaser of this Tax Certificate or any transferee is entitled to file a notice of Intent to foreclose on this parcel within three years after the purchase of this tax certificate, or by the date negotiated with the county treasurer. The parcel owner may redeem this parcel at any time before the court files its entry confirming the sale of the certificate parcel. Upon redemption, the certificate holder shall receive a payment equal to the tax certificate purchase price with the interest provided in O.R.C. 5721.30(F), 5721.33, 5721.38 or 5721.42, as applicable, over the period of time described in O.R.C. 5721.30(J) and 5721.38, plus the county treasurer's fee.

Certificate Purchaser:		Woods Cove II, LLC	
Address:		PO Box 7055	
		Beverly Hills, CA 90212	
Phone Number:		1-800-691-9198	
Certificate Purchase Price:		\$39,618.09	Negotiated Interest Rate:
Premium \$		0	Discount \$
		0	Treasurer's Fee:
			\$100.00

Witness this Friday, August 31, 2012

Signature:



Treasurer or Designee

## ENDORSEMENT OF TAX CERTIFICATE TRANSFER

I hereby transfer all my rights, title and interest in the forgoing tax certificate number \_\_\_\_\_ to

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Who has produced \_\_\_\_\_ as identification.

Signature of Transferor: \_\_\_\_\_

Endorsement must be acknowledged before a notary public.

### ACKNOWLEDGMENT

State of Ohio, County of \_\_\_\_\_, I hereby certify that the foregoing tax certificate was

endorsed and acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, by

\_\_\_\_\_, who is personally known to be the person described in the foregoing tax certificate

or has produced \_\_\_\_\_ as identification.

Signature \_\_\_\_\_

Notary Public

Seal

My commission expires \_\_\_\_\_

## ENDORSEMENT OF TAX CERTIFICATE TRANSFER

I hereby transfer all my rights, title and interest in the forgoing tax certificate number \_\_\_\_\_ to

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Who has produced \_\_\_\_\_ as identification.

Signature of Transferor: \_\_\_\_\_

Endorsement must be acknowledged before a notary public.

### ACKNOWLEDGMENT

State of Ohio, County of \_\_\_\_\_, I hereby certify that the foregoing tax certificate was

endorsed and acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, by

\_\_\_\_\_, who is personally known to be the person described in the foregoing tax certificate

or has produced \_\_\_\_\_ as identification.

Signature \_\_\_\_\_

Notary Public

Seal

DTE Form 121N  
Rev. 11/08  
ORC 5721.31(G)

NO. S2013-2-552

CUYAHOGA COUNTY  
OFFICE OF FISCAL OFFICER - 2  
PTXL 8/6/2013 3:20:15 PM

## TAX CERTIFICATE

**201308060688**

(Negotiated Sale)

This Certificate will be cancelled three years after the date of delivery pursuant to Ohio Revised Code 5721.37, unless the date is extended because of bankruptcy pursuant to O.R.C 5721.37 (A) (3)(b). In the State of Ohio, I do hereby certify that, at a negotiated sale pursuant to O.R.C 5721.33, this tax certificate for the parcel listed below was offered and sold, and the certificate was delivered on:

Wednesday, July 31, 2013, in Cuyahoga County.

Parcel Owner:		COPE, JASON M.	
Property address:		7449 BRIGHAM RD	
		GATES MILLS, OH	
Parcel No.:	841-22-005	Delq. Tax:	\$42,116.44
Lien Year(s):		2012	
Legal description (attach additional sheets if necessary):			
FF 325.06 18.70 AC OL 38 2005 S/R UNCOMBINE			

The purchaser of this Tax Certificate or any transferee is entitled to file a notice of intent to foreclose on this parcel within three years after the purchase of this tax certificate, or by the date negotiated with the county treasurer. The parcel owner may redeem this parcel at any time before the court files its entry confirming the sale of the certificate parcel. Upon redemption, the certificate holder shall receive a payment equal to the tax certificate purchase price with the interest provided in O.R.C. 5721.30(F), 5721.33, 5721.38 or 5721.42, as applicable, over the period of time described in O.R.C. 5721.30(J) and 5721.38, plus the county treasurer's fee.

Certificate Purchaser:		Woods Cove II, LLC			
Address:		File 1411 1801 West Olympic Blvd			
		Pasadena, CA 91199-1411			
Phone Number:		1-800-691-9198			
Certificate Purchase Price:		\$42,216.44	Negotiated Interest Rate:	18.00%	
Premium \$	0	Discount \$	0	Treasurer's Fee:	\$100.00

Witness this Wednesday, July 31, 2013

Signature:



Treasurer or Designee

## ENDORSEMENT OF TAX CERTIFICATE TRANSFER

I hereby transfer all my rights, title and interest in the forgoing tax certificate number \_\_\_\_\_ to

Name: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Who has produced \_\_\_\_\_ as identification.

Signature of Transferor: \_\_\_\_\_

Endorsement must be acknowledged before a notary public.

### ACKNOWLEDGMENT

State of Ohio, County of \_\_\_\_\_, I hereby certify that the foregoing tax certificate was

endorsed and acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, by

\_\_\_\_\_, who is personally known to be the person described in the foregoing tax certificate

or has produced \_\_\_\_\_ as identification.

Signature \_\_\_\_\_

Notary Public

Seal

My commission expires \_\_\_\_\_

## ENDORSEMENT OF TAX CERTIFICATE TRANSFER

I hereby transfer all my rights, title and interest in the forgoing tax certificate number \_\_\_\_\_ to

Name: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Who has produced \_\_\_\_\_ as identification.

Signature of Transferor: \_\_\_\_\_

Endorsement must be acknowledged before a notary public.

### ACKNOWLEDGMENT

State of Ohio, County of \_\_\_\_\_, I hereby certify that the foregoing tax certificate was

endorsed and acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, by

\_\_\_\_\_, who is personally known to be the person described in the foregoing tax certificate

or has produced \_\_\_\_\_ as identification.

Signature \_\_\_\_\_

Notary Public

Seal